



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: July 11, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Brett Lambert, Rob Behrent, Paul Schlichtman

Absent -Jim Feeney, Allen Reedy

Guests: Josh Sydney, Jeff Alberti, David Steeves, Monique Rice,

Vice Chairperson Lambert called the meeting to order at 7:02 pm.

TOWN YARD

Mr. Sydney did a photo update of the project showing photos including the following: Building A north elevation on new sidewalk 6/23, 7/6. Also photos from Building E new sidewalk 6/23, 7/6, antenna post install 6/22, view from Grove St 7/6, washbay rails, hose and controls 7/6, breakroom skylight 7/6, dispatch and storm center 7/6 and site work removal of stockpile soil 7/6.. Several pictures of the culvert from 6/16.

Mr. Sydney also gave the following update: These are the issues that are ongoing. Fence, guardrail and retaining wall are all still in process. Building B has a structural issue with the bar joist which are being reviewed and the drop ceiling on the second floor may need be 8-12 inches lower. They are also cutting and capping the gas service in this building. They are working on the water room in building C. Building D is waiting on pricing for structural columns. Permanent certificate of occupancy have been issued for Buildings A and E.

Mr Maher questioned the status of window testing and repairs are ongoing and will be retested.

Mr Maher gave an update on negotiations with Industrial Parties, IP. The Town has submitted claims to the IP for any work, removal or remediation that they feel are related to contamination which had been the subject of previous negotiation. Total cost for remediation up until now is approximately \$288,000. IP responded that they are not responsible but did offer \$55,000 for the removal of a large tank removed near soccer field. Mr Maher explained our legal position as discussed with Town Counsel and stated that we would counter offer. Discussion held amongst committee members and it was decided to counter offer to accept the \$55,000 but request any soft cost associated with large tank removal and additional compensation for two smaller tanks removed. We would then await response from IP and if rejected we would have our team evaluate and make one final offer. More to come.

Mr Sydney presented the following change orders for approval:

CCR100 - Granite post for site sign- \$5,250.00. - Zero cost to town budget
CCR101 - Premium time 3/4 and 3/11- \$6,754.00. - Zero cost to town budget
CCR102- May PR replenishment-\$84,060.26. - Zero cost to town budget
CCR107- Bldg E parapet support-\$14,041.00. - Zero cost to town budget
CCR110- Caulking at sawcuts-\$16,695.00. - Zero cost to town budget
CCR111- June PR and contingency replenishment -\$86,919.00. - Zero cost to town budget
CR110 - Bldg E parapet support split with CCR107 - \$14,800.05
CR155 - Grove St. Curb reset - \$9,378.71
CR156 - Studs at MER storage stairs Bldg E - \$1,065.49
CR157 - ACM pipe at DMH-8 - \$2,570.86
CR182 - Paving Remobilization - \$5,973.69
OCO#18 - Owner change order consisting of: CR061, CR109, CR110, CR122, CR135, CR139, CR142, CR143, CR150, CR152, CR 166, CR169, CR182, CCR104, CCR107. Total owner cost for OCO#18 - \$457,941.73

A motion to approve all change orders was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 7-0.

Discussion was held on the amount of CCRs we approve and what the GC may want to request to replenish their contingency fund. It was decided that our approval of all CCRs is in no way an approval of additional funds to the GC contingency fund. It was suggested by Mr Alberti to relay that information to the GC so that there are no misunderstandings.

Mr Sydney presented the following invoice:

- SPM - Invoice #29- SPM OPM services June 2023 - \$27,815.03

Motion was made by Mr. Maher and seconded by Mr. Rademacher to approve 1 invoice totaling \$27,815.03. Motion passed unanimously on a roll call vote 7-0

Ms Sydney reviewed the CR log and stated that we have \$325,091 remaining. Budget reallocation log and budget was changed with the amount from OCO#18 approved tonight.. CM contingency log changed with tonight's approval and the CM is currently \$190,683 into his fee and expected to continue to increase.

Mr Sydney started discussion on adding funds to the line item for testing for UTS our third party tester. Mr Sydney explained that he had requested increases before but that did not happen. Mr Jefferson disagreed with Mr Sydney and explained that two increases to the original line item had already been approved. Discussion was held and it was decided that if increases were needed because of additional testing services we would consider it but we first wanted an accurate accounting of this

item and minutes from previous meetings showing any increases. Mr Sydney said he would report back at next meeting.

CENTRAL SCHOOL

Update given by Mr Lambert from an email from Mr Kirby.

As builds continue to come in. Meeting between KSR, Sterling and Vertex to discuss finishing up.

Balancing and commissioning ongoing.

Still concern about noise in large hall and what is being done about it. We need report from Mr Kirby on status.

Motion was made by Mr. Behrent, seconded by Mr. Maher to approve the June 20, 2023 minutes as presented. Motion passed unanimously on a roll call vote, 7-0

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:24 PM and it was unanimously voted.

NEXT MEETINGS WILL BE JULY 25, 2023 and AUGUST 1, 2023 7:00pm

Respectfully Submitted,
Robert Jefferson